

City of Palm Bay, Florida
COMMUNITY DEVELOPMENT ADVISORY BOARD
Regular Meeting 2023-06

Held on Wednesday, the 21st day of June 2023, at City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida.

This meeting was properly noticed pursuant to law; the minutes are on file in the Housing and Community Development Division Office, City Hall Annex, Palm Bay, Florida.

The meeting was called to order by Chair Thibert at approximately 6:01 p.m.

ROLL CALL:

CHAIRPERSON:	Rebecca Thibert	Present
VICE-CHAIRPERSON:	Jerry Williams	Present
MEMBER:	Kera Beard	Present
MEMBER:	Dawn Bittar	Present
MEMBER:	Robert Good	Absent
MEMBER:	Jamie Hirzel	Present
MEMBER:	Kenneth Johnson	Present
MEMBER:	Henry Morin	Present
MEMBER:	Shenielle Walker	Absent
MEMBER:	Cristina Wright	Absent
BOARD ATTORNEY:	Rodney Edwards	Present

Mr. Johnson joined the meeting via teleconference.

STAFF MEMBERS:

Nancy Bunt, Director of Community and Economic Development; Ibis Berardi, Assistant Director of Community & Economic Development; Siphikelelo Chinyanganya, Housing Administrator; Rodney Edwards, Deputy City Attorney; Elena Sarazua, Board Secretary.

ADOPTION OF MINUTES:

1. Regular Meeting 2023-04; April 19, 2023

Motion by Mr. Morin, seconded by Ms. Beard, to adopt the Minutes as presented. Motion carried unanimously.

PUBLIC COMMENTS: (Non-agenda items only)

There were no public comments.

NEW BUSINESS:

1. Scoring and evaluation of Request for Proposal for HOME FY19/20 & 20/21.

Ms. Chinyanganya stated that the City received two (2) applications for HOME funds and that both agencies were going to make presentations to the Board.

Rosa Reich, representing Community of Hope, announced that the agency had decided to withdraw their application due to the complexities involved with using HOME funds for Community Land Trusts (CLT). Ms. Reich gave a presentation on CLT and their role in affordable housing. She noted that they were supporting the application from Macedonia Community Development Corporation of South Brevard.

Mr. Morin asked who would be responsible for real estate taxes and homeowners' insurance if a CLT was used to build affordable housing. Ms. Reich replied that the homeowner would be responsible for same which would be built into their mortgage payments. There would be a waiver of property tax for land value. Ms. Reich added that the agency had identified lenders who were willing to work with CLTs.

Jerry Phillips, representing Macedonia Community Development Corporation of South Brevard, spoke about the agency's proposal. The funding would be used for acquisition and rehabilitation of three (3) rental units in Palm Bay to be offered to low-income households.

Chair Thibert asked staff how much funding was available. Ms. Chinyanganya replied that \$435,746.89 was available.

Mr. Phillips responded to Ms. Beard's questions regarding the Uniform Relocation Act, affordability period and number of tenants in each unit.

Chair Thibert commended Mr. Phillips and Macedonia's work and spoke about touring a property in the past that was built by the agency through partnership with City of Melbourne and City of Palm Bay.

Ms. Bittar was in favor of the proposal and commended Macedonia's work.

Motion by Ms. Beard, seconded by Mr. Morin, to recommend Macedonia Community Development Corporation of South Brevard proposal for approval for HOME funds by City Council. Motion carried unanimously.

OTHER BOARD BUSINESS:

1. Informational: Staff Report

Ms. Chinyanganya provided a status update on housing programs: Community Development Block Grant (CDBG), Coronavirus (CDBG-CV1), CDBG-CV3, HOME Investment Partnerships Program (HOME), State Housing Initiatives Program (SHIP) and Neighborhood Stabilization Program (NSP).

Ms. Thibert asked if the Board recommended the Police Department Proposal for FY 2023 CDBG funding in the past. Ms. Bunt responded that staff did a substantial amendment that was approved by City Council to reallocate funding to the Police Department after I AM Ministries dba The Source canceled their agreement.

Ms. Thibert asked if Police Department could give a presentation at a future CDAB meeting about services provided.

ADJOURNMENT:

The meeting was adjourned at approximately 6:42 p.m.

Rebecca Thibert, CHAIRPERSON

ATTEST:

Elena Sarazua, BOARD SECRETARY.